



202006180034

06/18/2020 11:08 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

Return to:

Lisser & Associates, PLLC
PO Box 1109
Mount Vernon WA 98273
Phone: (360) 419-7442
Fax: (360) 419-0581

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 16 2020

Amount Paid \$
Skagit Co. Treasurer
By *Mh* Deputy

Document Title(s) (or transactions contained herein):

Protected Critical Area Easement (PCA)

() Additional Reference Numbers on page _____ of document

Grantor(s) (Last name, first name and initials):

1. Bridgman, Alan E.
2. Bridgman, Donna L.
- 3.
- 4.
- 5.

() Additional names on page _____ of document

Grantee(s) (Last name, first name and initials):

1. Skagit County
- 2.
- 3.
- 4.

() Additional names on page _____ of document

Legal Description (Abbreviated: i.e. lot, block, plat or quarter, section, township and range):

Ptn NE 1/4 NW 1/4 and Ptn NW 1/4 NE 1/4, Sec 29 Twp 35 N Rge 3 E WM

() Additional legal(s) on page _____ of document

Assessor's Parcel/Tax I.D. Number:

P-34939

() Tax Parcel Number(s) for additional legal(s) on page _____ of document

PROTECTED CRITICAL AREA EASEMENT (PCAE)

In consideration of Skagit County Code (SCC) 14.24.090, requirements for recording of protected critical area easement (PCAE), for areas included under Short Plat No. PL-19-0611 and mutual benefits herein Alan E. Bridgman and Donna L. Bridgman, husband and wife, the owners in fee of that certain real property described on said Short Plat, does hereby grant, convey and warrant to Skagit County, a political subdivision of the State of Washington, a non-exclusive perpetual easement establishing a PCAE over, along and across those portion of the project, denoted as Open Space Protected Areas Tracts X, Y and Z for Protected Critical Area Easement PCAE within portions of said Short Plat No. PL-19-0611 described below, together with the right of ingress and egress to and from the easements for the purpose of monitoring and enforcing property operation and maintenance of the PCA described herein.

The easement is granted subject to and conditioned upon the following terms, conditions and covenants:

1. The PCAE legal description is as follows Open Space Protected Areas Tracts X, Y and Z for Protected Critical Areas, as shown within portions of Lots 1, 2 and 3 on the face of said Skagit County Short Plat No. PL-19-0611, recorded under Skagit County Auditor's File No. 202006180034, records of Skagit County, Washington, being in portions of the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 29, Township 35 North, Range 3 East, W.M.
2. Grantor shall hereafter be responsible for maintaining and repairing PCAE areas as described herein and is hereby required to leave PCAE areas undisturbed in a natural state, "With the exception of activities identified as Allowed Without Standard review under SCC 14.24.070, any land-use activity that can impair the functions and values of critical areas or their buffers through a development activity or the disturbance of the soil or water, and/or removal of, or damage to, existing vegetation shall require critical areas review and written authorization pursuant to SCC 14.24" (SCC 14.24.060). No clearing, grading, filling, logging or removal of woody material, building, construction or road construction of any kind, planting of non-native vegetation or grazing of livestock is allowed within the PCAE areas except as specifically permitted by Skagit County on a case-by-case basis consistent with SCC 14.24 and as further referenced under 3 below.
3. Grantor and Skagit County agree to the following special conditions requested by the Grantor(s) or required as part of mitigation pursuant to SCC 14.24. Notwithstanding anything to the contrary, Grantors shall be allowed continue to utilizing and maintaining the existing driveway as shown within the 30' ingress, egress and utilities easement and also bring utilities through said easement to service the parcels shown as Lots 1, 2 and 3, affects portions of Tracts X and Y provided best practices are utilized.
4. Grantor retains the right to use and possession of the real property over which the easement is granted to the extent permitted by Skagit County as low impact uses and activities which are consistent with the purpose and function of the PCAE and do not detract from its integrity may be permitted with the PCAE depending on the sensitivity of the habitat involved. Examples of uses and activities which may be permitted in appropriate cases, with prior County written approval separate from this agreement, include pedestrian trails, viewing platforms, stormwater management facilities and utility easements. Provided further that the grantor agrees not to interfere with, obstruct or endanger Skagit County's use of the easement.
5. Should any human disturbance of the PCAE occur, the fee owners shall have the obligation to restore and return the affected area to its natural state immediately, under the provisions of a County approved mitigation plan.
6. The parties recognize that this easement is created, granted and accepted for the benefit of the inherent natural functions provided by the PCAE, but shall not be construed to provide open or common space

for owners within the project or members of the public. By acceptance of the easement for the purposes described, Skagit County does not accept or assume any liability of acts or omissions of the fee owners, his or her invitees, licensees or other third parties within the easement area. Grantor(s) hold Skagit County harmless from any damage or injury to any property or person by any person entering the easement area not expressly authorized to do so by Skagit County.

- 7. Grantor agrees that this easement shall run with the land and that the rights and obligations of Grantor and Skagit County shall inure to the benefit of each and shall be binding upon their respective heirs, successors and assigns.
- 8. Grantor covenants that they own the property legally described herein and has lawful right to convey the interest in the property to Skagit County for the benefit of the public forever.

DATED this 12th day of MAY, 2020.

Alan E. Bridgman
Alan E. Bridgman, husband

Donna L. Bridgman
Donna L. Bridgman, wife

State of Washington)
County of Skagit)

I certify that I know or have satisfactory evidence that Alan E. Bridgman and Donna L. Bridgman, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 12th day of MAY, 2020.

[Signature]
NOTARY PUBLIC in and for the State of Washington

Residing at: Moss Wagon

Print Name: Bruce G. Lisser

My appointment expires: 7-14-20

